

In re:
Hilda Diane Singletary
Debtor

Case No. 13-12849-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Stacey
Form ID: pdf900

Page 1 of 1
Total Noticed: 5

Date Rcvd: Sep 19, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 21, 2017.

db +Hilda Diane Singletary, 3823 N. Smedley Street, Philadelphia, PA 19140-3623

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: bankruptcy@phila.gov Sep 20 2017 01:45:36 City of Philadelphia,
City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept., 1515 Arch Street 15th Floor,
Philadelphia, PA 19102-1595

smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Sep 20 2017 01:45:00
Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
Harrisburg, PA 17128-0946

smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Sep 20 2017 01:45:28 U.S. Attorney Office,
c/o Virginia Powell, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404

cr E-mail/Text: bankruptcy@phila.gov Sep 20 2017 01:45:35 City of Philadelphia,
Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard,
5th Floor, Municipal Services Bldg, Philadelphia, PA 19102

TOTAL: 4

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 21, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 19, 2017 at the address(es) listed below:

ANDREW F GORNALL on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
agornall@kmllawgroup.com, bkgroup@kmllawgroup.com

CAROL ANN DIPRINZIO on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
diprinzioc@ballardspahr.com, SummersM@ballardspahr.com

DANIEL JT MCKENNA on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
mckennad@ballardspahr.com

IRWIN LEE TRAUSS on behalf of Debtor Hilda Diane Singletary itrauss@philalegal.org,
irwin@trauss.com

IRWIN LEE TRAUSS on behalf of Plaintiff Hilda Diane Singletary itrauss@philalegal.org,
irwin@trauss.com

JON THEODORE PEARSON on behalf of Defendant PNC Bank National Association
PearsonJ@ballardspahr.com

JOSHUA ISAAC GOLDMAN on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
bkgroup@kmllawgroup.com, bkgroup@kmllawgroup.com

PAMELA ELCHERT THURMOND on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov,
james.feighan@phila.gov

SARAH SCHINDLER-WILLIAMS on behalf of Defendant PNC Bank National Association
SCHINDLERWILLIAMSS@BallardSpahr.com

SARAH SCHINDLER-WILLIAMS on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
SCHINDLERWILLIAMSS@BallardSpahr.com

United States Trustee USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com,
philaecf@gmail.com

WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 13

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re:	Chapter 13
HILDA DIANE SINGLETARY,	Case No. 13-12849-MDC
Debtor.	
<hr/>	
PNC BANK, N.A.,	
Movant,	
v.	
HILDA DIANE SINGLETARY, ELIZABETH SINGLETARY, -and- WILLIAM C. MILLER, Chapter 13 Trustee,	
Respondents.	

**CONSENT ORDER GRANTING MOTION BY PNC BANK, N.A., FOR RELIEF FROM
THE AUTOMATIC STAY AND THE CODEBTOR STAY TO ENFORCE ITS RIGHTS
AND REMEDIES AGAINST RESIDENTIAL REAL PROPERTY COMMONLY
KNOWN AS 3823 N. SMEDLEY STREET, PHILADELPHIA, PENNSYLVANIA 19140**

UPON CONSIDERATION of the Motion by PNC Bank, N.A. ("PNC"), for Relief from the Automatic Stay and the Codebtor Stay to Enforce Its Rights and Remedies Against Residential Real Property Commonly Known as 3823 N. Smedley Street, Philadelphia, Pennsylvania 19140 (the "Motion") and the agreement and consent of PNC and Hilda Diane Singletary (the "Debtor") by and through Irwin Trauss, who was appointed as the Debtor's

guardian *ad litem* in this bankruptcy case pursuant to an Order entered by this Court on September 11, 2017, to the entry of this Order; the chapter 13 trustee and codebtor having filed no response or opposition to the Motion; it is, by the United States Bankruptcy Court for the Eastern District of Pennsylvania, hereby,

ORDERED, that the Motion is GRANTED; and it is further

ORDERED, that the automatic stay imposed by 11 U.S.C. § 362(a) is immediately terminated to permit PNC and its successors and assigns (the “Lender”), to exercise its rights and remedies against the collateral securing the Lender’s claim, including, without limitation, the right to pursue its in rem state court remedies, foreclose on the Property (as defined in the Motion), have the Property sold at a Sheriff’s sale, apply the proceeds (if any) from such sale to the amounts owed by the Debtor to the Lender, and have any purchaser of the Property at Sheriff’s sale (or purchaser’s assignee) take any legal action for enforcement of its right to possession of the Property; and it is further

ORDERED, that, to the extent the codebtor stay applies, the codebtor stay imposed by 11 U.S.C. § 1301(a) is immediately terminated to permit Lender to exercise its non-bankruptcy rights and remedies against non-debtor, Elizabeth Singletary, and to exercise its rights and remedies against the collateral securing the Lender’s claim, including, without limitation, the right to pursue its in rem state court remedies, foreclose on the Property (as defined in the Motion), have the Property sold at a Sheriff’s sale, apply the proceeds (if any) from such sale to the amounts owed by the Debtor to the Lender, and have any purchaser of the Property at Sheriff’s sale (or purchaser’s assignee) take any legal action for enforcement of its right to possession of the Property; and it is further

ORDERED, that the fourteen day stay of this Order be and hereby is waived.

CONSENTED TO BY:

/s/ Irwin Trauss

Irwin Trauss, Esquire
Philadelphia Legal Assistance
718 Arch Street, Suite 300N
Philadelphia, PA 19106
Tel: (215) 981-3811
Email: itrauss@philalegal.org

*Attorneys for Debtor and Guardian
ad litem for Debtor*

/s/ Matthew G. Summers

Matthew G. Summers, Esquire*
Ballard Spahr LLP
919 N. Market Street, 11th Floor
Wilmington, DE 19801
Tel: (302) 252-4428
Email: summersm@ballardspahr.com

Attorneys for PNC Bank, N.A.

SO ORDERED:

Dated: September 14, 2017

Magdeline D. C.

Magdeline D. Coleman
United States Bankruptcy Judge

cc:

Matthew G. Summers, Esquire
Ballard Spahr LLP
919 N. Market Street, 11th Floor
Wilmington, DE 19801-3034

Irwin Lee Trauss, Esquire
Philadelphia Legal Assistance
718 Arch Street, Suite 300 N
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William C. Miller, Esquire
111 South Independence Mall, Suite 583
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Office of the U.S. Trustee
833 Chestnut Street, Suite 500
Philadelphia, PA 19107